
Regarding: **1035 Williamson Street – Third Lake Ridge Historic District - Exterior alteration of front elevation (Legistar #22781)**

Date: June 13, 2011
Prepared By: Amy Scanlon

General Information:

The Applicant is requesting approval for exterior alterations that will be funded in part by the City Façade Grant Program. The proposed alterations will only affect the street façade.



Assessor photograph of property (image approximately 15 years old)

The Assessor information states that this residential building was constructed in 1909. It is currently zoned C2.

Applicable Landmarks Ordinance sections:

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

2. Alterations of the street façade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
 3. Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
 4. Alterations of the roof of any existing structure shall retain its existing historical appearance.
-

Staff Comments:

The building was built as a residence and has been included in a modern commercial zoning district. The Landmarks Ordinance makes a distinction about parcels zoned for commercial, manufacturing and residential use. According to the criteria for parcels zoned for commercial use, the roof shall retain its existing historical appearance. Because this was originally constructed as a residence and the proposed upper porch treatment is similar to other porches on residential buildings in the neighborhood, Staff believes that the intent of the Ordinance is being followed by the proposal.

Staff has concerns that residing only the front elevation will create an inconsistent siding appearance that is not appropriate in the historic district and requests that the Applicant complete the installation of new siding on all remaining elevations within a defined time frame of possibly 2 years.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations are met and recommends approval by the Landmarks Commission with the following conditions:

1. Additional information about the door material, the side elevation of the front porch, the proposed porch roof material, and the installation of gutters and downspouts be submitted to staff for review and approval.
2. Stucco or other durable material must be used at the foundation instead of EIFS as approved by staff.
3. Make the corner boards and vertical board to the right of the front door wider than drawn to look more like the width of porch columns.